

TOWN MANAGER
Ken Deal

TOWN CLERK
Pamela Mills

TOWN ATTORNEY
Tom Brooke



MAYOR
Charles Seaford

TOWN COUNCIL
Don Bringle
Arthur Heggins
Brandon Linn
Rodney Phillips
Steve Stroud

CHINA GROVE PLANNING BOARD MEETING
ELECTRONIC MEETING
Minutes of Regular Meeting
Thursday, April 8, 2021

The China Grove Planning Board met electronically on Thursday, April 8, 2021 at 7:00 PM at the China Grove Town Hall, 333 North Main Street, China Grove, North Carolina.

Planning Board Members Virtually Present: David Morton, Chairman
Butch Bivens, Vice Chairman
Jason Higgins
Rodney Phillips
Brie Bivens-Hager

Planning Board Members Absent: Jason Hinson
Natalie Morgan

Staff Virtually Present: Pamela Mills, Town Clerk
Franklin Gover, Assistant Town Manager

Visitors Virtually Present: Lee Withers

Roll Call and Recognition of Quorum

Chairman Morton called the meeting to order at 7:00 PM. The presence of a quorum was recognized at that time.

Public Comment

None

2021-CUP-01; T&S Properties of China Grove

Mr. Gover stated there was no additional comment submitted.

Chairman Morton closed the courtesy hearing.

Mrs. Bivens-Hager stated she read the draft minutes from the April 5, 2021 meeting and did not have any questions.

Mr. Phillips made a motion to recommend to the Town Council approval of the request to amend the existing Highway Business Conditional Use for Rowan County Tax Parcel 118A02001 and 118A021 to allow Locksmiths (SIC 7699) as a permitted use. Mrs. Bivens-Hager seconded the motion, upon roll call vote Mr. Higgins voted yes, Mr. Bivens voted yes, Chairman Morton voted yes. (5-0)

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Chapter 160D Unified Development Ordinance update

Mr. Gover stated he will pick up at Chapter 13 Map and Text Amendments. He stated Section 13.6 Conditional Zoning Process is the big change in this chapter. He stated we are removing Section 13.7 Protest Petition since they are no longer authorized in the state statutes. He stated Conditional Zoning requires consent to all property owners involved. He stated the statement of reasonable and consistency will be one statement. He stated reading out loud the finding of facts will not be required anymore. He stated Chapter 14 Zoning Administration Section 14.2.4 Changes is an addition to receive written approval of changes. He stated Section 14.4.1 Notice of Violation is another addition. He stated Section 14.4.7 Stop Work Order Issuance and Revocation of Permits has a couple of changes. He stated a copy of the order has to be delivered to the holder of the development and a violation of a stop work order is a class 1 misdemeanor. He stated Chapter 15 Planning Board Section 15.1 D is an addition that states a Planning Board member cannot vote on any that has a close familial, business, or associative relationship with. He stated Section 15.2 Membership states extraterritorial planning development regulation areas shall be represented proportionally. He stated Chapter 16 Board of Adjustment had statutory reference changes and the addition to Section 16.7 Variances B a variance may be granted when necessary under the Federal Fair Housing Act for a person with a disability. He stated Appendix A Definitions was updated.

Chairman Morton asked about combining the Board of Adjustment and Planning Board. Mr. Gover stated we are still working on it but it is something that we need to do.

Adjourn

Mr. Higgins made the motion to adjourn. Mrs. Bivens-Hager seconded the motion, which was carried unanimously.

David Morton
Chairman

Pamela L. Mills, CMC
Town Clerk